

Planning Board Minutes

July 9, 2014

Planning Board Members: Robert Pratt, Larry Choate, William Leppanen, Dale Martin

Code Enforcement Officer: Scott Bickford

Present: Uno Ilvonen, Uno J. Ilvonen, Linda Post, Kathy Ilvonen, Ken Ilvonen, Louie Leach, Peter Yates, Paul Gibbons, Sue Choate, Richard Carver, Jill Delaney, Richard Hurlbert, Audrey McGlashan, Doug Johnson, Leah Johnson, William Gartley, Claire Dean Perry, Nancy Colson, David Jenny

7:00 PM PUBLIC HEARING

Request for Zoning Change from Rural Residential to Commercial for Map 6, Lot 3 (Uno Ilvonen's Property).

William Leppanen made a motion to have the Zoning Change request for Map 6, Lot 3, go to the Selectmen for the Town Meeting. No opposition from the Public Hearing. Larry Choate seconded it. All in Favor.

7:30 PM PLANNING BOARD MEETING BEGINS

William Leppanen made a motion to accept the minutes with changes to the word boat to wheel house and the word permit to application. Larry Choate seconded it. All in Favor.

OSPREY REALTY TRUST (Doug Johnson & Leah Johnson) Map 7, Lot 202 5 Castlewood Lane.

Robert Pratt (Planning Board Chair) asked the Johnson if they thought it would be a conflict for him to run the meeting and vote? They both said it was okay.

The Johnson's had Paul Gibbons represent them and they also had William Gartley, Peter Yates (Contractor) there to talk about the Wheel House.

Peter Yates said the second floor is solid can't speculate what % of the downstairs will be new. A large portion of it has integrity. It does need stabilizing. William Gartley said a foundation can be very easily done. But there can be no living space in the foundation according to the DEP.

David Jenny's asked to speak to the Board. He said according to the State Statue they can't put a foundation under it unless it is back beyond the 75 foot setback, they do not have a proper foundation under it now. He also asked if is a

reconstruction of the building or renovation? What the fair market value of the building is? David Jenny also presented the Planning Board members with a letter that Doug Johnson sent to Tom Edwards, Town Assessor on October 7, 2010 (see attached letter).

Scott Bickford said they should look at Page 35 on the Shoreland Ordinance (Foundation).

Larry Choate made a motion to grant a permit for reconstruction of 5 Castlewood Lane including the foundation in the existing footprint. William Leppanen seconded it. All in Favor. Robert Pratt recused himself from the vote.

Larry Choate made a motion to table the Findings and Facts till next meeting so everyone has time to write them. William Leppanen seconded it. All in Favor. Paul Gibbons will send his over to Scott Bickford (CEO) before the next meeting.

RICHARD HURLBET AND AUDREY MCGLASHAN, 18 Beach Street, Map 007-Lot 121-1. Application to relocate and reconstruct legally nonconforming steps in the 75' Shoreland Zone.

Robert Pratt (Chair) has recused himself from this discussion and vote because of conflict of interest and Amanda Meader (lawyer from Maine Municipal advised him to do this). Robert Pratt left the room. William Leppanen stepped up as chair.

Dale Martin made a motion to accept the plan submitted. Larry Choate seconded it. All in Favor.

8:30 PM Richard Carver asked Robert Pratt (Chair) to mention the upcoming class. Thursday, July 10th, 2014 from 6 PM to 8 PM is a planning board training class at the Owls Head Town Office. All are encouraged to attend.

8:35 PM Meeting adjourned